171.0	0005	0006.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 929,000 / 929,000
					USE VALUE: 929,000 / 929,000
					ASSESSED: 929,000 / 929,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEMNIOS LUCIAN N & CHARLENE
Owner 2:	
Owner 3:	
Street 1:	27 WACHUSETT AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,384 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1890, having primarily Wood Shingle Exterior and 2402 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7384.000	479,900		449,100	929,000
Total Card	0.170	479,900		449,100	929,000
Total Parcel	0.170	479,900		449,100	929,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.72 | /Parcel: 386.7

Legal Description

User Acct 113638

GIS Ref

GIS Ref

Insp Date 07/21/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 171.0-0005-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	479,900	0	7,384.	449,100	929,000	929,000	Year End Roll	12/18/2019
2019	104	FV	375,700	0	7,384.	449,100	824,800	824,800	Year End Roll	1/3/2019
2018	104	FV	375,700	0	7,384.	397,700	773,400	773,400	Year End Roll	12/20/2017
2017	104	FV	352,800	0	7,384.	333,600	686,400	686,400	Year End Roll	1/3/2017
2016	104	FV	352,800	0	7,384.	333,600	686,400	686,400	Year End	1/4/2016
2015	104	FV	315,000	0	7,384.	288,700	603,700	603,700	Year End Roll	12/11/2014
2014	104	FV	315,000	0	7,384.	279,100	594,100	594,100	Year End Roll	12/16/2013
2013	104	FV	327,500	0	7,384.	265,600	593,100	593,100		12/13/2012

!13277!

PRINT

Date	Time
12/11/20	03:15:39

LAST REV

Date	Time
02/25/20	09:42:21
danam	
13277	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FEARNSIDE JAMES	22241-314		7/27/1992		198,000	No	No		Y

USER DEFINED

Prior Id # 1:	113638
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/7/2019	1003	Inter Fi	15,000	C				
6/6/2016	730	Inter-De	1,000					demo kitchen
9/25/2012	1209	Manual	5,470	C				
9/9/2004	841	Re-Roof	11,650					REMOVE OLD SHINGLE

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	Inspected	PH	Patrick H
6/14/2018	MEAS&NOTICE	BS	Barbara S
4/16/2013	Info Fm Prmt	EMK	Ellen K
11/8/2008	Measured	294	PATRIOT
12/20/1999	Meas/Inspect	243	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7384		Sq. Ft.	Site		0	70.	0.87	8									449,065						449,100	

Total AC/HA: 0.16951 | Total SF/SM: 7384 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 449,065 | Spl Credit | Total: 449,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13928235
Const Adj.:	0.99989998
Adj $ / SQ:	193.659
Other Features:	123593
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	695517
Depreciation:	215610
Depreciated Total:	479907

COMMENTS

ONE KIT IN UAT FAIR COND.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	3	Baths:	2	HB	

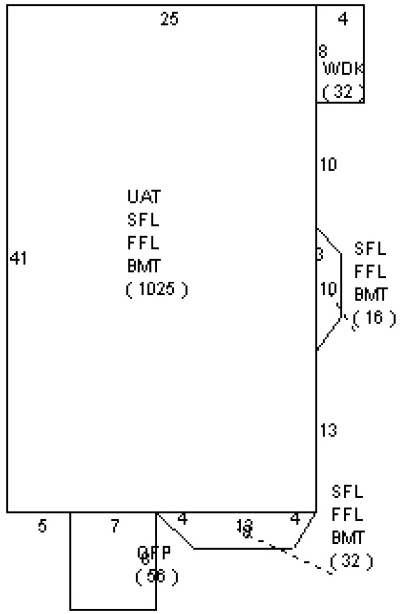
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	4	1	
Totals			
2	10	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,073	58.100	62,339
FFL	First Floor	1,073	193.660	207,796
SFL	Second Floor	1,073	193.660	207,796
UAT	Upper Attic	256	108.450	27,790
OFP	Open Porch	56	44.000	2,464
WDK	Deck	32	16.000	512

Net Sketched Area:	3,563	Total:	508,697
Size Ad	2146	Gross Are	4332	FinArea	2402
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	F	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	213.02
Special Features:	0	Val/Su Net:	134.69
Final Total:	479900	Val/Su SzAd	223.63

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

171.0-0005-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	